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## MINUTES

### REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA WEDNESDAY, OCTOBER 19, 2011

The Commission was called to order at 7:00 p.m. by Chair Kurrasch.

#### PLEDGE OF ALLEGIANCE

#### 1. ROLL CALL

Present: Commissioners Pratt, Jones, Allen, Rickard and Chair Kurrasch

Absent: Commissioner Smith and Lofstrom-Perez

#### 2. CONSENT CALENDAR

Commissioner Pratt moved acceptance of the Consent Calendar with the correction of 2-C. Commissioner Jones seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

\*2-A. Minutes of the Housing Commission Regular Meeting held September 21, 2011. Staff recommends acceptance.

\*2-B. Amend Policy for Management of Authority-Owned Properties

2-C. ~~Amend 2011-04 to Housing Choice Voucher Program (HCVP) Administrative Plan~~  
(Moved to Regular Agenda Item 3-C)

\*2-D. Budget Variance Report

\*2-E. Potential Health Care Pilot Program

#### 3. AGENDA

3-A. Update on Implementing Smoke-Free Policy – Mr. Pucci stated that we have successfully implemented the smoke-free policy at Independence Plaza, Anne B. Diamant, Lincoln/Willow, Stanford House and our smaller complexes and now we would like to implement the smoke-free policy at the remaining omplexes, Esperanza, Parrot Gardens, Parrot Village, Eagle Village, and Rosefield Village. The Chair mentioned that there was some talk at the Town Hall Meeting last year about



implementing the smoke-free policy at other complexes. Mr. Pucci stated that the City is looking to establish a smoke-free ordinance for apartment complexes and other public areas. He also stated that other Housing Authorities are going in this direction.

- 3-B. Results of Section Eight Management Assessment Program – For the third year in a row the Housing Authority has been designated a High Performer. Mr. Pucci introduced Leslie Gleason who is in charge of Section 8 staff and is responsible for us getting the high score. Ms. Gleason stated that on all the indicators that we had to score on, we got all points that were necessary except for the indicator that we lost points on last year, which is doing calculations to determine adjusted income. A lot of paperwork is involved and we made errors. It was more complicated this year with changes to payment standards finally coming into play and some multiple changes to utility allowances. Errors were made, but did not keep us out of the High Performer status. We know how to avoid these errors in the future. There is no reason that we will not continue to be High Performers. We have the infrastructure, good staff, and our reorganization is helping staff to stay focused on the things that they need too in order to make sure their work is accurate. We also have good support from HUD.
- 3-C. ~~Recommend Board Accept Audit of Financial Statements for Fiscal Year Ending June 30, 2011~~— This Item was moved to the November 16, 2011 Agenda
- 3-C. Amend 2011-04 to Housing Choice Voucher Program (HCVP) Administrative Plan – Mr. Pucci stated that there are two types of eligible applicants for Family Unification Program (FUP). One eligible type is the family who has had children taken away for various reasons. The way to get them back is to provide stable housing. FUP provides stable housing. In addition they get other services from Child Support Services. The Emancipated Youth over 18 years of age have aged out of foster care and also need some housing. Twenty percent of the vouchers are for these two types of categories. One of the problems with the program for the Emancipated Youth is that they only get 18 months of vouchers and then they have to be turned away from the program. If they don't have the means to get subsidized housing, they will probably get evicted. HUD is aware of the problem, but so far HUD and Congress have done nothing to change the program. However, the Housing Authority is allowed to make changes to our program in order to continue to serve those people if they have been doing all they are supposed to do in FUP and at Operation Emancipation. So tonight we are asking that you adopt the proposed policy for Section 8 Administrative Plan which will allow people under those circumstances to continue to receive a voucher and continue to have Section 8 housing assistance. One Commissioner asked how many families are involved. Ms. Gleason stated that about ten who will reach that 18 month mark. Alameda County Department of Social Service will provide assistance. One Commissioner asked if once they graduated if they would be dropped. Ms. Gleason stated that they would not necessarily be dropped and that they could continue to receive services. On the County end here is a lot more expansion of voluntary services. Mr. Pucci stated that if they are already in good standing we want them to continue to do well and award good behavior. Ms. Gleason stated that if people knew that their voucher could be extended beyond 18 months this



could be incentive alone to help people stay in compliance. Mr. Pucci stated that they may be going to school or have a job, and extending their voucher would keep them stable. Commissioner Pratt moved to approve Amendment 2011-04 to Housing Choice Voucher Program (HCV) Administrative Plan and Commissioner Allen seconded. The motion was unanimously approved.

- 3-D. Discussion of Housing Authority Two-Year Work Plan for Fiscal Years Beginning July 1, 2011 and ending June 30, 2013 – Mr. Pucci stated that some of the items listed on the Two-Year Work Plan have been carried over from June 30, 2010 and that some are ongoing. There are 18 items listed, but some items have an additional two to six other items listed. There are over 38 items that we are trying to accomplish in this next two-year period. In efforts to keep the Commission up-to-date on what staff is working on, Mr. Pucci went through each of the items and invited questions. Mr. Pucci stated that at some point in the near future, before the end of the year, we probably will want to reconvene the Ad Hoc Development Committee and we might want to appoint new members to this Committee as well.

4. ORAL COMMUNICATIONS

Mr. Torrey stated that City Manager, John Russo, has declared that beginning next Tuesday, budget workshops will begin in the City Council Chambers at Special City Council Meetings.

The Chairman recognized that we had a new Police Officer, Robert Heckman, in attendance. The officer stated that his goal was to get out and walk around the housing complexes and to be able to put a name with a face. The officer also stated that he would be attending Town Hall Meetings as well.

5. COMMISSIONER COMMUNICATIONS

6. ADJOURNMENT

There being no further discussion, Chair Kurrasch adjourned the meeting at 7:35 p.m.

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Arthur A. Kurrasch, Chair

Attest:

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Michael T. Pucci  
Executive Director / Secretary

